

**CASE NUMBER: 16TW0266**  
**APPLICANT: JACK R. WILSON, III**



**STAFF'S ANALYSIS  
AND  
RECOMMENDATION**

**Planning Commission (CPC)**

**Public Hearing Date:**

AUGUST 16, 2016

**CPC Time Remaining:**

60 DAYS

**Applicant's Agent:**

JACK R. WILSON, III  
9401 COURTHOUSE ROAD  
STE. 204  
CHESTERFIELD, VIRGINIA 23832

**Applicant's Consultant:**

GEORGE L. BRYANT, III  
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STE. 202  
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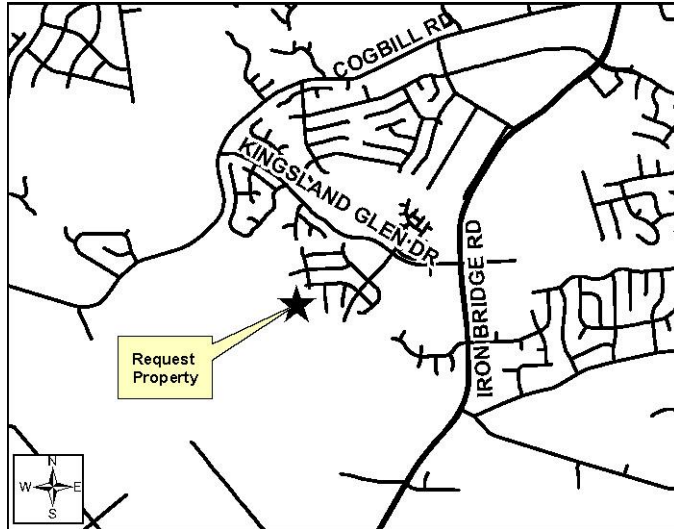
**Planning Department Case Manager:**

CHRIS HALE (804-717-6042)

**CHESTERFIELD COUNTY, VIRGINIA**

Magisterial District: **DALE**

West line of Rte. 10 and Kingsland Glen Dr.



**APPLICANTS' REQUEST**

A 36 month extension to an approved exception (14TW0108) to Section 17-76.G.3.a of the Subdivision Ordinance allowing excess of 100 lots accessing a residential collector street without a second access point.

**Notes:**

- A. This request would amend Condition 6 of 14TW0108 which was approved by the Planning Commission on September 17, 2013. The following conditions from the case with Condition 6 modified are listed below.

**RECOMMENDATION**

STAFF

**RECOMMEND APPROVAL**

- Recommend deferral for 30 days to correct parcels to be included in public notice.

## PLANNING

Staff Contact: Chris Hale (804-717-6042) halec@chesterfield.gov

### General Information

Location	North line of Tredegar Lake Parkway, Tax ID 768-677-6109, 769-676-4414, 769-675-1666, 786-675-6940, 770-678-8131, 770-677-6458, 770-675-9433, 770-677-8237, 770-677-9777, 772-677-3568, 771-676-9014, 772-676-2999
Existing Zoning and Land Use	R-7, C-3 with CUPD; Single-family, Multi-family
Size	253.6 Acres

## ZONING HISTORY

Case Number	CPC Action	Request
14TW0108	Approved (09/2013)	Exception to 17-76.G.3.a with conditions

## BACKGROUND

The Subdivision Ordinance Section 17-76.G.3.a states:

*G. Subdivisions shall adequately accommodate continuity of streets and shall provide for proper extension to subsequent phases, sections, and development of adjacent property, as determined by the reviewing departments as follows:*

*3. A second street connection providing access to all lots shall be constructed prior to, or in conjunction with, the recordation of more than a cumulative total of 50 lots, unless a residential collector, collector, or arterial street with one way in and out is provided and such street complies with the following:*

*a. Access is provided to no more than a cumulative total of 100 lots*

With the approval of case 14TW0108, an exception to this ordinance requirement was granted with a 36 month deadline as a condition of approval. Lot absorption has not proceeded as expeditiously as expected, therefore the request to extend the original 36 month deadline for another 36 months is requested.

## CONCLUSIONS

Staff recommends deferral for 30 days.



